

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0097

Little Woodrow's Bar & Restaurant

P. C. DATE: 10/09/12

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ADDRESS: 5425 Burnet Road

AREA: 0.18 acres

APPLICANT: Rick Engel

AGENT: Alice Glasco Consulting, Inc.
(Alice Glasco)

NEIGHBORHOOD PLAN AREA: Brentwood/Highland Combined

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CS-MU-V-CO-NP, General Commercial Services, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan

ZONING TO: CS-1-MU-V-CO-NP, Commercial Liquor Sales, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

The staff recommends CS-1-MU-V-CO-NP, Commercial Liquor Sales, Mixed Use, Vertical Mixed Use Building, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would make the following uses a conditional use: agricultural sales, blood plasma center, equipment sales, vehicle storage, campground, equipment representative and sales, and kennels.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The site is currently developed with a one story building and associated parking. This zoning case is located within the boundaries of the Brentwood/Highland Combined Neighborhood Plan. The property is located on the east side of Burnet Road, on the north corner of Houston Street, and contains an existing building. The applicant would like to convert the existing building into a restaurant/bar on the site called Little Woodrow's Restaurant and Bar. The requested zoning change of CS-MU-V-CO-NP to CS-1-MU-V-CO-NP is in accordance with the mixed use category as identified on the Future Land Use Map. The neighborhood plan states on pg. 39 that the neighborhood wants this area designated as commercial mixed use. Ordinance No. 040513-33A also designates this property as mixed use. The proposed use of a restaurant and bar is consistent with the plan's objectives for mixed use commercial along this portion of Burnet Road. The subject property front's on Burnet Road which is classified as a MAU-4 or a Major Arterial - Undivided with Four lanes of pavement. Houston Street exhibit classic "step-down" zoning regarding land use districts with CS or commercial zoning adjacent to Burnet Road, then LO or office zoning as you go deeper into the neighborhood and then MF or multifamily zoning prior to reaching the SF or single family residence district further in the neighborhood.

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BASIS FOR RECOMMENDATION:

1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Granting the requested zone change to CS-1-MU-V-CO-NP will not be a detriment to the neighborhood as the property has been used as a commercial use in the past and fronts on a major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS-MU-V-CO-NP	Vacant Retail
NORTH	CS-MU-V-CO-NP	Office
SOUTH	CS-MU-V-CO-NP	Restaurant
EAST	CS-MU-CO-NP	Office
WEST	CS-NP	Automotive repair

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-08-0071	From CS-NP to CS-1-CO-NP	Approved CS-1-CO-NP [Vote: 7-0]	Approved CS-1-CO-NP [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- Brentwood Neighborhood Assoc.
- North Austin Neighborhood Alliance

SCHOOLS:

Bryker Wood Elementary School,
O Henry Middle School,
Austin High School

SITE PLAN:

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Burnet Roadway is a Core Transit Corridor. Additional comments will be made when the site plan is submitted.

TRANSPORTATION:

TR1: No additional right-of-way is needed at this time.

TR2: A traffic impact analysis is not required for this case because the traffic generated by the proposed land use will not exceed the threshold of 2,000 vehicle trips per day. LDC, 25-6-113.

TR3: Burnet Road is classified in the Bicycle Plan as Bike Route No. 437.

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TR4: Capital Metro bus service (Routes No. 3 and No. 151) is available along Burnet Road.

TR5: There are existing sidewalks along Burnet Road and Houston Street.

TR6: Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Burnet Road	Varies	MAU-4	Major Arterial	12,334
Houston Street	Varies	30'	Collector	2,503

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to floodplain maps there is no floodplain within the project area.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: November 8th, 2012

ACTION:

C11/4

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



SUBJECT TRACT

SHOES

FURNITURE

FENCE

COMP

UPHOLSTERY

PLUMBING CO.

LOUNGE

TV SALES

CS

FAST

FOOD

LAWMONT AVE

CS-MI-CO-V

VACUUM

SALES

CS-MI-CO-NP

REST

OFFICE

CS-MI-CO-NP

CS-MI-V-CO-NP

BEAUTY

CS-MI-CO-NP

CS-MI-CO-NP

04-00-1307

P65-116

CS-MI-CO-NP

ELECTRONIC SHP

R SHP

SHOP

SH

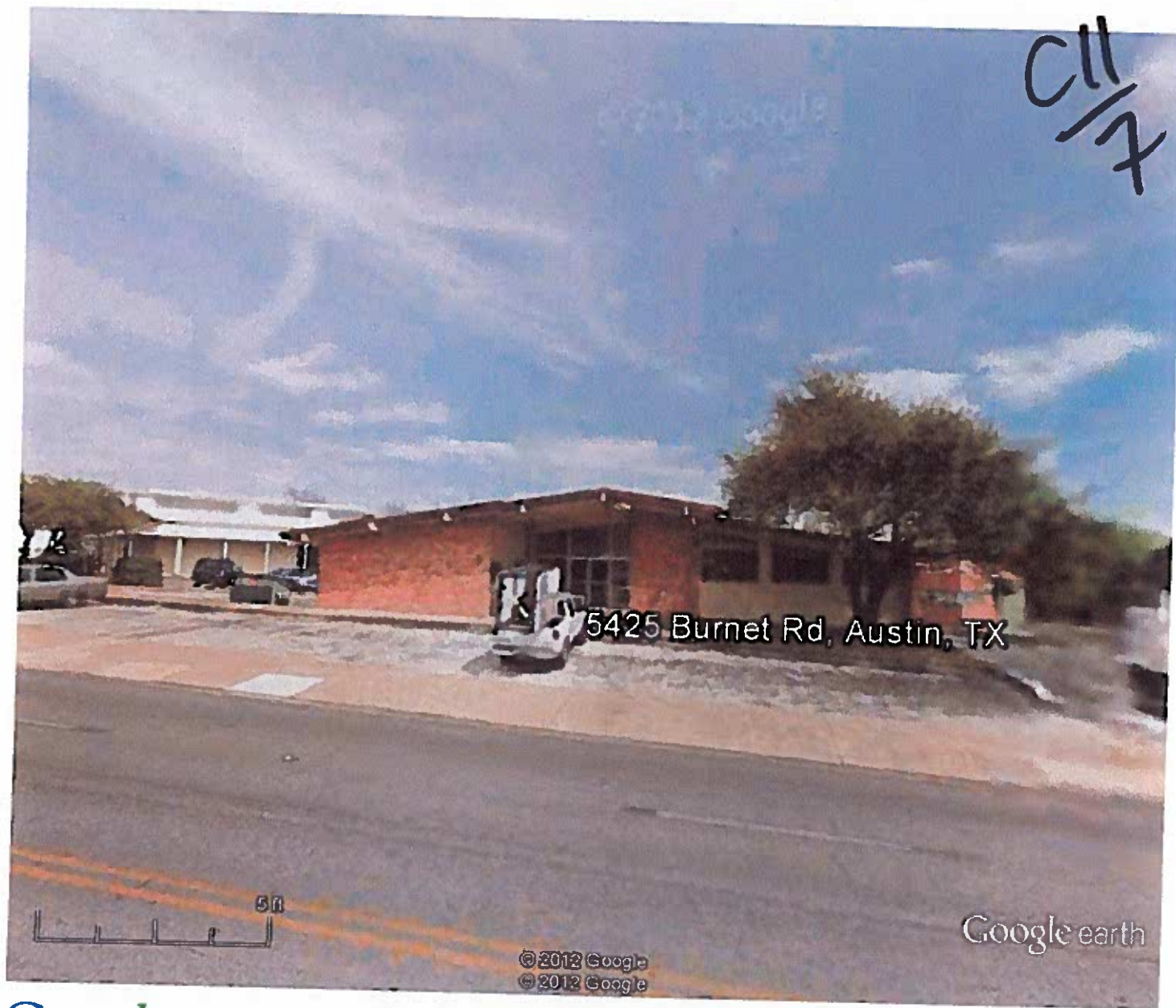
REAL ESTATE

SH

LOUNGE

APARTMENT

CH
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Google earth

feet 10
meters 3



C11/8

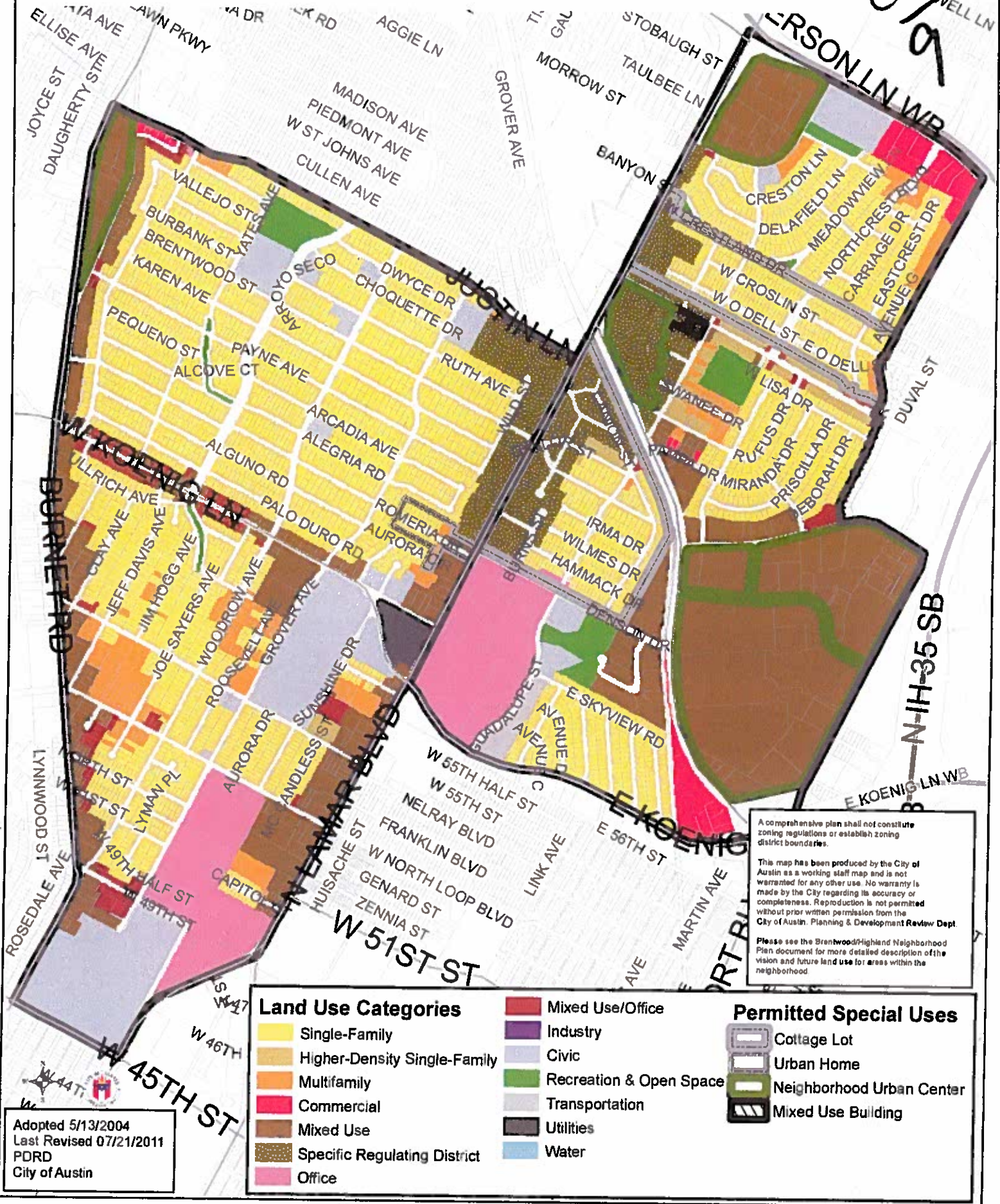
Conceptual Rendering from Burnet Road



LITTLE WOODROW'S - BURNET ROAD
27 August 2012

DICK CLARK ARCHITECTURE
(512) 472 4980 [DCLARK.COM](http://dclark.com)

Brentwood/Highland Neighborhood Planning Area Future Land Use Map



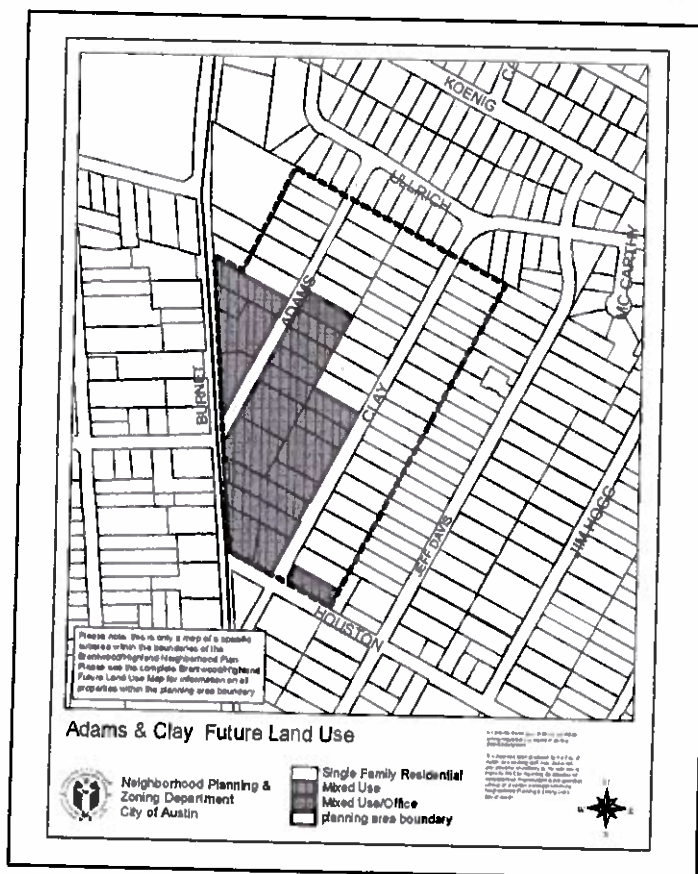
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Clay and Adams

Burnet Road is laid out on an angle as it goes through Brentwood, and this has caused some land use issues in the neighborhood. Clay Street and Adams Street are primarily residential streets that run in the north/south direction. However, due to the angle of Burnet road they also intersect with Burnet Road. Where these two streets intersect with Burnet Road they create a commercial node. The problem this creates is a mix of single-family homes and commercial uses on the same street.

Despite the heavy commercial zoning that is allowed on Adams and Clay Streets many of the current uses are small businesses that are compatible with the adjacent single-family homes.

However, some of the heavier uses that are allowed also exist in the area. The plan attempts to designate future land uses that ensures compatibility between the commercial and residential uses.



The Future Land Use Map designates the commercial node primarily as commercial mixed-use. The objective of the plan is to create a gradual transition from the highest intensity uses at the intersection of Burnet and Adams to lower intensity uses on Adams as it transitions to single-family residential, and the lowest intensity uses on Clay Street which is directly across the street from single-family residential.



These warehouses on the west side of Clay Street are the dominant business on the street. They take up most of the commercial property that fronts onto Clay Street.